

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

9 Oakley Pl, Cardigan Vic 3352

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$490,000

&

\$510,000

### Median sale price

Median price \$565,000

Property Type Vacant land

Suburb Cardigan

Period - From 28/11/2024

to

27/11/2025

Source Property Data

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	17 Mcgrath Tce CARDIGAN 3352	\$515,000	28/02/2025
2			
3			

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/11/2025 15:05



**Property Type:** Land  
**Land Size:** 2089 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$490,000 - \$510,000  
**Median Land Price**  
28/11/2024 - 27/11/2025: \$565,000

## Comparable Properties

17 Mcgrath Tce CARDIGAN 3352 (VG)

Agent Comments



**Price:** \$515,000  
**Method:** Sale  
**Date:** 28/02/2025  
**Property Type:** Land  
**Land Size:** 2045 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.